



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-104786-LD

Project Name/Address: The Madison of Bellevue
15420 NE 8th Street and 825 156th Street
Bellevue, WA

Planner: Toni Pratt

Phone Number: 425-452-5374

Minimum Comment Period Ends: July 26, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

Joni Pratt
7/9/12

BACKGROUND INFORMATION

Property Owner: The Madison Bellevue Land, LLC

Proponent:

Contact Person: Cristina Agra-Hughes, Senior Vice President

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 23622 Calabasas Road, Calabasas CA 91302

Phone: 818-223-3500 Ext. 312

Proposal Title: The Madison Bellevue

Proposal Location: 15420 8th St. NE & 825 156th Avenue NE Bellevue WA 98007

(Street address and nearest cross street or intersection) Provide a legal description if available.

PLEASE SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION OF PROJECT SITE

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: construction of three (3) new apartment Bldgs. fitness Bldg., & Leasing office
2. Acreage of site: 10.92 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: Three (3) apartment Bldgs (106 units), a fitness bldg., & leasing office adjacent to existing apartment Bldg
5. Square footage of buildings to be demolished: 5,538 sf.
6. Square footage of buildings to be constructed: 143,888 sf.
7. Quantity of earth movement (in cubic yards):
8. Proposed land use: MULTI-FAMILY RESIDENTIAL
9. Design features, including building height, number of stories and proposed exterior materials:
New apartment buildings will be three-story, approx. 32' tall with roof access stairs, reaching 39' tall. Primary exterior materials will be lap siding and vertical siding
10. Other

Estimated date of completion of the proposal or timing of phasing:

July 2013

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A

ADP

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal

GEOTECHNICAL REPORT PREPARED BY EARTH SOLUTIONS, N.W. (DATED JAN. 18, 2012)

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Design Review and Building Permit approvals will be required.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 5%

c What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SILTY SAND (REFER GEOTECH REPORT)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe

NO.

e Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

ADP

of fill.

unknown at this time

- f Could erosion occur as a result of clearing, construction, or use? If so, generally describe
CONSTRUCTION WILL BE AT INTERIOR OF SITE, AND GENERALLY PROTECTED FROM EROSION AS NOTED BELOW.
- g About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
NOT YET KNOWN.
- h Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
TEMPORARY CONSTRUCTION ENTRANCES AND DRIVE LANES WILL BE CONSTRUCTED OF 12 INCHES OF QUARRY SPALLS. SILT FENCING WILL BE PLACED ON DOWNSLOPES, AND SOIL STOCKPILES WILL BE PROTECTED TO REDUCE EROSION.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
EMISSIONS FROM CONSTRUCTION EQUIPMENT IS TO BE EXPECTED (QUANTITIES UNKNOWN).
- b Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe
N/A
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
N/A

3. WATER

a Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Not applicable.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material

Not applicable.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan

N/A

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge

N/A

b Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

N/A

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve

Not applicable.

c Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Existing System

ACR

(2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Follow the City's Clean & Grade reg. & utility codes

4. Plants

a Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b What kind and amount of vegetation will be removed or altered?

Very few

c List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be modified w/ this application

5. ANIMALS

a Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:

- ☐ Fish: bass, salmon, trout, herring, shellfish, other:
- b List any threatened or endangered species known to be on or near the site
N/A
- c Is the site part of a migration route? If so, explain
N/A
- d Proposed measures to preserve or enhance wildlife, if any:
N/A

6. Energy and Natural Resources

- a What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc
Electric / Natural gas
- b Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe
N/A
- c What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
Meet codes in effect

7. Environmental Health

- a Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe

No.

- (1) Describe special emergency services that might be required

Not applicable.

- (2) Proposed measures to reduce or control environmental health hazards, if any

Not applicable.

b Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Road noise - NE 8th

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site

Short term construction noise

ADP

(3) Proposed measures to reduce or control noise impacts, if any:

Meet req of BCC 9.18 for construction hours:
Mon-Fri - 7 a.m. to 6 p.m.
Sat 9 a.m. to 6 p.m.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Site is currently used for pool building. Adjacent properties are currently condominiums and an office building.
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site
None.
- d. Will any structures be demolished? If so, what?
None.
- e. What is the current zoning classification of the site?
The site has portions of R-20, R-30 and O zoning.
- f. What is the current comprehensive plan designation of the site?
Per the Crossroads Subarea Plan, this area is designated MF-M and MF-H (multifamily medium and high density).
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
N/A
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

106 total new housing units will be provided in addition to the 174 existing housing units
Not applicable - market demand.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing

Not applicable - no units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

Adding 3 new multi-family units to
↑ housing.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height structure will be a roof access stairwell that will be 39' tall. The primary building will be 32' - 34' tall. Exterior materials will be painted fiber cement siding (either lap or vertical siding).
- b. What views in the immediate vicinity would be altered or obstructed?
No views would be impacted, as all new buildings will be in the interior of the site and surrounded by existing buildings.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
THE PROJECT WILL PRODUCE LIGHT FROM UNIT WINDOWS AND PARKING LOT LIGHTING, MAINLY AT NIGHT.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
ALL PROJECT WORK IS AT THE INTERIOR OF THE SITE AND SURROUNDED BY EXISTING BUILDINGS, SO NEW LIGHT WILL NOT INTERFERE WITH SURROUNDINGS.

- c What existing off-site sources of light or glare may affect your proposal?

N/A

- d Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Project has pools.

- b Would the proposed project displace any existing recreational uses? If so, describe.

Project would not displace any recreational uses.

- c Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and Cultural Preservation

- a Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no such places on or next to the site.

- b Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Not applicable.

- c Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

- a Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from NE 8th St. and 156th Ave NE.

- b Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There are current public bus stops at the intersection of NE 8th St. and 156th Ave NE, and along 156th Ave NE on the eastside of the site.

- c How many parking spaces would be completed project have? How many would the project eliminate?

The completed project will add 161 parking spaces, along with 287 existing parking spaces to remain.

- d Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will utilize existing roads and driveways - the only new area will be internal parking spaces and drive aisles.

- e Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See Traffic Study

- g. Proposed measures to reduce or control transportation impacts, if any:

Transportation will determine.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

~~Not~~ fulfill codes in effect.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

meet req of city utility codes.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. The Madison Bellevue Land, LLC, a Delaware limited liability company

By: The Madison Bellevue Holdings, LLC, Manager

By: DELF Partners, LLC, Manager

By: ELF Sacramento Ventures, LLC, Manager

Signature.....

By: Cristina Agra-Hughes Senior Vice President

Date Submitted..... 2/1/2012

ADP

EXHIBIT " A "

The Madison Bellevue Land

LEGAL DESCRIPTION

Parcel 1:

Lot 2, City of Bellevue Short Plat No. 07-118587-LN, according to the short plat recorded under Recording Number 20080821900002, being a portion of the Southeast quarter of the Southwest quarter of Section 26, Township 25, North, Range 5 East, W.M., in King County, State of Washington;

Parcel 2:

An easement for parking and access, as delineated on the face of City of Bellevue Short Plat No. 07-118587-LN, according to the short plat recorded under Recording Number 20080821900002, records of King County, State of Washington;
EXCEPT that portion thereof lying within said Lot 2

Vacant Land

